

Municipal Clerk
Atlanta, Georgia

04-0-2079

Z-04-130

Date Filed: 9/13/04

AN ORDINANCE
BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1690 Adams Drive** be changed from the R-3 (Single Family Residential) District to the PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 232, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

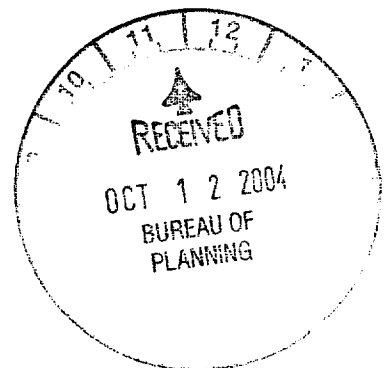
Legal Description

ALL THAT TRACT or parcel of land lying and being in land Lots 232 of the 14th District, Fulton County, Georgia, more particularly described as follows:

Commence at a (1/2" rebar) iron pin found at the northerly right-of way of Childress Drive (50 foot right-of way) and the easterly right-of-way of Adams Drive (50' right-of-way), Said point being TRUE POINT OF BEGINNING ;

Thence, north 1 degree 12 minutes 17 second along the easterly right-of-way of Adams drive a distance of 460.73 feet to a point; Thence, along curve to the right having a radius of 275 feet , an arc length of 122.90 feet and being subtended by a chord direction of north 14 degrees 0 minutes 26 seconds east and a chord distance of 121.88 feet to a point; Thence, north 26 degrees 48 minutes 35 seconds east a distance of 18.41 feet to point; Thence; along curve to the right having a radius of 132.6 feet , an arc length of 145.82 feet and being subtended by a chord direction of north 58 degrees 18 minutes 55 seconds east and a chord distance of 138.58 feet to a point; Thence, north 89 degrees 49 minutes 14 seconds east a distance of 467.99 feet to a point; Thence, along curve to the left having a radius of 136.76 feet , an arc length of 7.55 feet and being subtended by a chord direction of north 88 degrees 14 minutes 18 seconds east and a chord distance of 7.55 feet to a point; Thence, leaving said right-of-way south 0 degrees 8 minutes 59 seconds east a distance of 156.31 feet to a point; Thence, north 88 degrees 39 minutes 6 seconds 489.52 feet to a 1/2" rebar found; Thence, south 0 degrees 25 minutes 19 seconds west a distance of 799.36 feet to a point and the northern right-of-way of Childress Drive (50 foot right-of-way); Thence, along said right-of-way a curve to the left having a radius of 1596.31 feet , an arc length of 279.76 feet and being subtended by a chord direction of north 27 degrees 31 minutes 2 seconds west and a chord distance of 279.4 feet to a point; Thence, north 32 degrees 32 minutes 15 seconds east a distance of 31.62' to a 1/2" rebar and being TRUE POINT OF BEGINNING.

Together with and subject to all easements and restrictions of record.
Property contains 4.16 acres more or less



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